112.0	0003	0008.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	610,900 /	610,900
					USE VALUE:	610,900 /	610,900
					ASSESSED:	610,900 /	610,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		PHILEMON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CYR DEBORAH	
Owner 2:		
Owner 3:		
Street 1:	8 PHILEMON ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	JACKSON DOROTHY P -
Owner 2:	-
Street 1:	8 PHILEMON ST
Twn/City:	ARLINGTON
St/Prov:	MA	Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,000 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1951, having primarily Vinyl Exterior and 1298 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8000.000	172,000		438,900	610,900
Total Card	0.184	172,000		438,900	610,900
Total Parcel	0.184	172,000		438,900	610,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 470.50 | /Parcel: 470.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	71068
GIS Ref	
GIS Ref	
Insp Date	11/30/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 112.0-0003-0008.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	172,000	0	8,000.	438,900	610,900	610,900	Year End Roll	12/18/2019
2019	101	FV	159,300	0	8,000.	432,600	591,900	591,900	Year End Roll	1/3/2019
2018	101	FV	159,300	0	8,000.	332,300	491,600	491,600	Year End Roll	12/20/2017
2017	101	FV	159,300	0	8,000.	313,500	472,800	472,800	Year End Roll	1/3/2017
2016	101	FV	158,200	0	8,000.	288,400	446,600	446,600	Year End	1/4/2016
2015	101	FV	157,400	0	8,000.	269,600	427,000	427,000	Year End Roll	12/11/2014
2014	101	FV	157,400	0	8,000.	248,300	405,700	405,700	Year End Roll	12/16/2013
2013	101	FV	157,400	0	8,000.	248,300	405,700	405,700		12/13/2012

!8676!

PRINT

Date	Time
12/10/20	23:13:26

LAST REV

Date	Time
02/19/19	12:16:49
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8676

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JACKSON DOROTHY	67538-318		6/30/2016		500,000	No	No		
	12729-88		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	71068
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/30/2018	MEAS&NOTICE	HS	Hanne S
12/3/2008	Meas/Inspect	189	PATRIOT
2/3/2000	Meas/Inspect	264	PATRIOT
8/30/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8000		Sq. Ft.	Site		0	70.	0.78	6			Topo	-5					438,900						438,900	

Total AC/HA:	0.18365	Total SF/SM:	8000	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	438,900	Spl Credit		Total:	438,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C- - Average. (-)		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99792004
Adj $ / SQ:	127.983
Other Features:	70000
Grade Factor:	0.90
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	233695
Depreciation:	61695
Depreciated Total:	171999

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

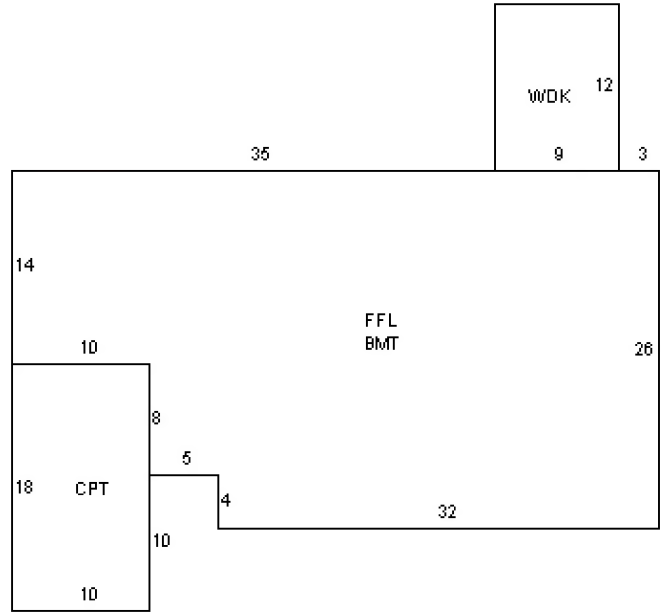
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,082	43.390	46,944
FFL	First Floor	1,082	127.980	138,478
CPT	Carport	180	14.410	2,595
WDK	Deck	108	15.230	1,645
	Net Sketched Area:	2,452	Total:	189,662
Size Ad	1082	Gross Are	2452	FinArea 1298

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:		Before Depr:	115.18
Special Features:	0	Val/Su Net:	70.15
Final Total:	172000	Val/Su SzAd	158.96

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

112.0-0003-0008.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: